

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
April 19, 2011**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:00 PM – Public Hearing**

2. Roll Call.

**PRESENT:** Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar Anguiano, C.  
Martinez, McNealy, Nava

**ABSENT:** None

3. Approval of April 5, 2011 Zoning Commission Minutes.

Zoning Case No. Z2011068 S has been postponed as per the applicant's request.

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2011090 (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2P IDZ AHOD" Commercial Pedestrian Infill Development Zone Airport Hazard Overlay District on Lot 28B, Block B, NCB 2439, 1601 Guadalupe Street. Staff recommends approval.

Staff stated there were 44 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Avenida Guadalupe Association. Staff mailed 22 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner McNealy to recommend approval.

**AYES:** Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C.  
Martinez, McNealy, Nava

**NAY:** None

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2011091 (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 8, Block 29, NCB 18076, 8349 Culebra Road. Staff recommended approval.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and Pipers Meadow Neighborhood Association is in support.

### **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner McNealy to recommend approval.

**AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy, Nava**

**NAY: None**

### **THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2011093 (Council District 2):** A request for a change in zoning from "R-6" Residential Single-Family District to "R-4" Residential Single-Family District on Lot 11, Block 60, NCB 35132, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, Block 44, NCB 18279, Lot 35, Block 43, NCB 18279, Lots 17, 18, 19, 28, 29, 30, 31 and 32, Block 5, NCB 18279 and "R-5" Residential Single-Family District on Lots 51, 52, 53, and 54, Block 16, NCB 18256, Lots 24, 33, 34, Block 56, NCB 35132, Lots 5 and 6, Block 57, NCB 35132, Lots 6, 7 and 8, Block 58, NCB 35132, Lots 3, 4, 5, 6, 10 and 11, Block 59, NCB 35132, Lots 10, 12, 13, 14 and 15, Block 60, NCB 35132, Lot 3, Block 61, NCB 35132, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block 31, NCB 18270, Lots 16, 35, 36, 37, 38, 39, 40, 41 and 42, Block 44, NCB 18279, Lots 36, 37, 38, 39, 40, 41, 42, 43, 47, 53, 54, 57, 58, 59, 60, 61 and 62, Block 43, NCB 18279, Lots 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 4, NCB 18279, Lots 16, 20, 21, 22, 23, 24, 25, 26 and 27, Block 5, NCB 18279, on Lots 51, 52, 53, and 54, Block 16, NCB 18256, Lots 24, 33, 34, Block 56, NCB 35132, Lots 5 and 6, Block 57, NCB 35132, Lots 6, 7 and 8, Block 58, NCB 35132, Lots 3, 4, 5, 6, 10 and 11, Block 59, NCB 35132, Lots 10, 11, 12, 13, 14 and 15, Block 60, NCB 35132, Lot 3, Block 61, NCB 35132, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block 31, NCB 18270, Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 35, 36, 37, 38, 39, 40, 41 and 42, Block 44, NCB 18279, Lots 35, 36, 37, 38, 39, 40, 41, 42, 43, 47, 53, 54, 57, 58, 59, 60, 61 and 62, Block 43, NCB 18279, Lots 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 4, NCB 18279, Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Block 5, NCB 18279 on multiple addresses on Sinclair Road, Still Meadow, Bear Meadow, Pleasant Meadow, Flower Meadow, Blind Meadow, Foster Meadow, Summer Meadow, Robin Meadow, Fall Meadow, Lake Victoria, Glacier Lake and Bear Branch. Staff recommends approval.

Staff stated there were 411 notices mailed out to the surrounding property owners, 0 returned in opposition and 114 returned in favor and no response from Crestlake Homeowner's Association. Staff mailed 27 notices to the Planning Team.

### **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner McNealy to recommend approval.

**AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy, Nava**

**NAY: None**

### **THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2011096 CD (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "IDZ" Infill Development District with uses permitted in "MF-18 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on a 2.28 acre tract of land out Lot 19, NCB 2597, 2600 South Flores Street. Staff recommends approval.

Staff stated there were 43 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Lone Star Neighborhood Association. Staff mailed 16 notices to the Planning Team.

### **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner McNealy to recommend approval.

**AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy, Nava**

**NAY: None**

### **THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2011099 CD (Council District 8):** A request for a change in zoning from "R-20 GC-1 MSAO-1 MLOD-1" Residential Single Family Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District and "C-2CD GC-1 MSAO-1 MLOD-1" Commercial Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for a Motor Vehicles Sales - Full Service to "C-2CD GC-1 MSAO-1 MLOD-1" Commercial Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for a Motor Vehicles Sales - Full Service on 4.573 acres of land out of NCB 18337, 6925 and 6955 Oak Drive. Staff recommends approval.

James Griffin, representative, stated they have agreed on the following conditions:

1. The front façade and other exterior walls that are visible from IH 10 shall collectively consist of a minimum of 60% of stone materials.
2. Parking lot screen on the IH 10 frontage shall at the time of planning consist of 5-gallon minimum landscaping materials; in accordance with the Hill Country Gateway Corridor Overlay standards, such landscaping shall reach a minimum height of 4 feet of maturity.
3. All on-site poll signage shall not exceed twenty-five feet (25) in height and shall be internally illuminated.
4. No animated, moving, flashing, or other digital signs may be erected on the property.
5. Final tree canopy coverage for the property, as defined by Section 35-523 of the Unified Development Code, shall be a minimum of thirty-five percent (35%)
6. The square footage of buildings on the property may be reduced by any amount from the square footage stated on the site plans. The parking areas and other features shown on such site plans may be reduced accordingly in the event the square footage of the building is reduced beyond what is stated on the site plans.
7. No outdoor speakers shall be permitted on the property except those required by law or necessary for emergency and/or safety purposes.
8. Strict compliance with the City of San Antonio's Military Lighting Overlay District standards will occur.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Friends of Friedrich Wilderness Park is in favor. Staff mailed 42 notices to the Planning Team.

#### **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner McNealy to recommend approval.

**AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy, Nava**

**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**9. ZONING CASE NUMBER Z2011089 ERZD (Council District 8):** A request for a change in zoning from “O-1 MLOD ERZD” Office Military Lighting Overlay Edwards Recharge Zone District to “R-6 MLOD ERZD” Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District on Lot 6, Block 18, NCB 14728, 12037 Huebner Road. Staff recommends approval.

Steven Colley, architect, stated the purpose of this request is to allow for development of a residential structure that is slight over 1,000 square feet. He stated this property fronts on Huebner Road. He further stated there would be no tree removal. He state he does not feel this proposal would pose a threat to the community.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Vance Jackson Neighborhood Association. Staff mailed 42 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner C. Martinez to recommend approval with SAWS recommendations.

**AYES:** Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, Nava

**NAY:** McNealy

**THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2011074 (Council District 7):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lot 28, Lot 29, Lot 30, Lot 31 and Lot 32, Block 16, NCB 7522, 4040 Culebra Road. Staff recommends approval.

Raymundo Villarreal, representative, stated the purpose of this zoning change is to allow for an office on the subject property. He stated he has met with the council office and representative from the neighborhood association but have not received a response stated they are in support nor opposition.

**The following citizen(s) appeared to speak:**

Terry Kilmer, President of Loma Park Neighborhood Association, stated she is not in opposition of the proposed zoning change however; her concerns are with parking along the residential streets. She stated several businesses along Culebra tend to park along Florencia, which has become a hazardous situation to the residents.

Staff stated there were 36 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Loma Park Neighborhood Association

#### **COMMISSION ACTION**

The motion was made by Commissioner Christian seconded by Commissioner C. Martinez to recommend approval.

**AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy, Nava**

**NAY: None**

#### **THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2011075 (Council District 4):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 29, Block 65, NCB 15859, 906 Rolling Rock. Staff recommends denial of "MF-18 AHOD" with an alternate recommendation of "R-6 CD AHOD" Residential Single-Family District with a Conditional Use for an Assisted Living Facility with six or more residents.

John Nlemadim, owner, stated he would like to amend his original request as recommended by staff to "R-6 CD AHOD". He stated he is proposing an assisted living facility on the subject however, he would like to request a 30-day continuance to continue meeting with the surrounding neighbors to address their concerns and submit a site plan as requested by staff.

Staff stated there were 18 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Heritage Neighborhood Association is in opposition.

#### **COMMISSION ACTION**

The motion was made by Commissioner Salazar seconded by Commissioner C. Martinez to recommend a continuance until May 17, 2011.

**AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy, Nava**

**NAY: None**

#### **THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2011081 (Council District 3):** A request for a change in zoning from “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District on Parcels 2B, 2C, 2D, 3, 3B, 4, 42, 42C and 43A, NCB 11166, 12100 and 12200 South US Highway 281. Staff recommends denial.

Michael DeNuccio, representative, stated they are requesting this change in zoning to allow for single-family residential development with minimum lot size of 5,000 square feet on the subject property. He further stated he has met with member of the Audubon Society as well as surrounding property owners and have agreed to limit through declaration the density. He stated they are also providing a linear earth detention & filtration system that bounds the western border of the property to catch the water before it is released from the property, which would provide additional protection of filtering the water. He stated they do have support from Mission DeLago Homeowner’s Association.

**The following citizen(s) appeared to speak:**

Susan Albert, Mitchell Lake Audubon Center, stated since the two-week continuance, they have been discussion with the representative and have not reached a consensus. She stated their intent is to help protect and preserve the area. She stated it was designated in 1973 as a wildlife refugee by the City of San Antonio. She expressed concerns with the proposed development as they feel would pose a threat to the community.

Robert Browning, Department of Public Works, stated they have several issue with the proposed development. He stated they would continue working with the applicant as the project is being developed.

Ann Parish, Mitchell Lake Audubon Volunteer, stated she has several concerns with this development. She feels this would hinder Mitchell Lake. She stated in doing research on the TIRZ and was surprised that there were no public meetings and feels this should have been introduced to the public for public input. She further stated she does not feel comfortable with the proposed development.

Georgina Schwartz, stated she also is a volunteer at Mitchell Lake, stated she would support a continuance, as several issues still need to be addressed.

Staff stated there were 52 notices mailed out to the surrounding property owners, 1 returned in opposition and 38 returned in favor. Staff mailed 35 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Anguiano seconded by Commissioner Nava to recommend denial.



**AYES:** Tiller, McFarland, Ornelas, Salazar, Anguiano, McNealy, Nava  
**NAY:** Christian, D. Martinez, C. Martinez

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2011097 S (Council District 1):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 17, Block 83, NCB 3256, 1102 and 1104 Fredericksburg Road. Staff recommends approval.

Andrew Guerrero, representative, stated they are proposing a drive-thru car wash on the subject property. He stated they would have 6 to 8 employees operating this facility and they would provide security cameras on site. He further stated they have met with the neighborhood association who has not stated their position.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Keytsone Neighborhood Association. Staff mailed 20 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Ornelas for denial.

**MOTION FAILED DUE TO LACK OF SECOND.**

**COMMISSION ACTION**

The motion was made by Commissioner D. Martinez seconded by Commissioner C. Martinez to recommend approval.

**AYES:** Tiller, McFarland, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava  
**NAY:** Ornelas  
**ABSTAIN:** Anguiano

**THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2011100 (Council District 1):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 35 and 36, Block 2, NCB 6389 save and except the east 3.5 feet of Lot 36, 1934 West Poplar Street. Staff recommends denial.

Esmeralda Munoz, owner, stated the purpose of this zoning change is to allow for a tire shop on the subject property.

Staff stated there were 41 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor and no response from Gardendale Neighborhood Association.



**COMMISSION ACTION**

The motion was made by Commissioner Ornelas seconded by Commissioner Nava to recommend a denial.

**AYES: Tiller, McFarland, Ornelas, Christian, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy, Nava**

**NAY: None**

**THE MOTION CARRIED**

15. There being no further business, the meeting was adjourned at 2:53 p.m.

APPROVED:

A handwritten signature in blue ink, appearing to read "Bill Tiller", with a large, sweeping flourish extending to the right.

Bill Tiller, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Barbara Nelson", with a large, sweeping flourish extending to the right.  
Executive Secretary